

Harmony Building Committee Update
April 9, 2014

Your Harmony Building Committee is tasked to present our best to God in furthering His work through the people and facilities of Harmony United Methodist Church. We are honored and humbled to serve this congregation in such important work. We ask for your prayers, patience, and support as we continue this Kingdom service.

Facility Planning Subcommittee:

The Balzer and Associates proposal has been received and the Facility Planning Subcommittee has many questions about their proposal for design which they are asking architect Craig Balzer. Dave Nash, Chair of the subcommittee, spoke to Craig and this is a summary of their discussion:

- *Craig will answer all the questions on our list next week by email.*
- *We agreed that the AIA standard contract was not the best answer for a contract format so he will send me the format they have used with other clients. If we are satisfied with his basic format we can modify as we see fit. This will save us a lot work.*
- *We agreed that the initial design guidance we work out with them after they are under contract will be a key step in getting what the church wants at the most cost effective price and with the best phasing approach.*
- *Craig once again expressed their total flexibility in working with us and said they really appreciated the opportunity to continue to work with HUMC*
- *Craig understands the challenges of raising money for this kind of work.*
- *Craig promised that as we move forward we will find the best solution(s) to making sure we have a phased approach so we will always have a complete and usable facility as we move forward.*

Once these questions are answered satisfactorily, then the Facility Planning Subcommittee will recommend moving ahead through the rest of the design phase. It is important that the design phase be continuous; i.e., we need a project manager who is available to be in contact with the architects and keep things moving along. The design schematic is done; the design development will cost \$76,500.

Financial Planning Subcommittee:

We have approached three fundraising firms - Hewitt, Horizons, and Cargill -- for possible face-to-face presentations and quotes on or about April 25th. A feasibility study would take two to three months.

The funds needed for preplanning and design could be between \$100,000 and \$200,000 – still gathering information. Decided that we will not go into debt immediately after retiring our current debt, but rather raise the money for the next stages within the congregation without borrowing. We will gather financial support from the Building Committee and other supporters

first, and then announce a special campaign to the congregation once the current debt is retired. Each Building Committee member present was given a letter of support for the building preplanning and design stages and asked to make a pledge or commitment; \$26,000 has already been pledged.

Zoning/Governmental Subcommittee

The survey of our properties has been done and once we receive the plat we will submit to the Town of Hamilton an application for a boundary line adjustment.

Have requested a traffic study from VDOT, but have not yet received a response.

We must begin discussions with the church's neighbors regarding potential rezoning and Harmony's future facility development plans.